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PROPERTY PARTICULARS

**RETAIL / CLASS E BUSINESS UNIT
PROMINENT TOWN CENTRE POSITION**

**21B High Street
High Wycombe
Bucks, HP11 2BE**



TO LET

967 Sq ft / 89.84 Sq.m (APPROX. NIA)

LOCATION

The property is situated in a prominent location in High Wycombe town centre at the eastern end of the High Street, close to its junction with Crendon Street and Easton Street. High Wycombe main line train station is only a few minutes walk away with frequent services to London Marylebone, Oxford and Birmingham.

DESCRIPTION

The property comprises a ground floor retail / Class E unit with WC and basement storage area. The building is Grade II Listed.

The premises could be used for a variety of uses under Class E such as retail, offices, beauty, medical, educational, café/restaurant.

ACCOMMODATION

The premises provide the following approximate accommodation measured on a Net Internal Area basis:

Ground Floor	840 sq ft / 78.04 sq m
Basement	127 sq ft / 11.80 sq m
Total	967 sq ft / 89.84 sq m

RENT & TERMS

£24,000 per annum exclusive of all other outgoings such as building insurance, business rates and utilities. VAT is not applicable on the rent.

A new effective full repairing and insuring lease will be granted for a term to be agreed.

RATES

The Valuation Office website indicates a 1st April 2026 Rateable Value of £10,500. Rate in the £ is currently 38.2p. Rates relief may be applicable.

ENERGY PERFORMANCE RATING

C-71.

LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

VIEWING

By appointment with the Sole Agents Duncan Bailey Kennedy:-



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